

Key: 4491

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.914

LEGAL

LAND

DETACHED

BUILDING

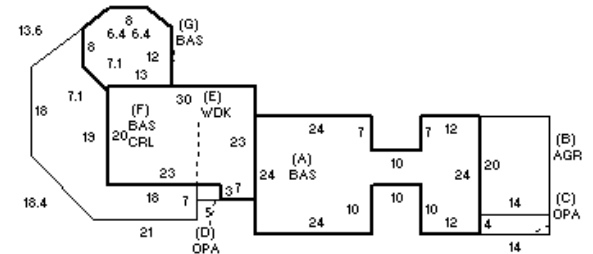
| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|--------------|--|--|--|
| KANAREK ALLEN L 17 GLENAIRE DR SAN RAFAEL, CA 94901-5279 | | | | 2C-27-F2 | | | | 48 MELODY LN | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| KANAREK ALLEN L | | | | 07/31/2018 | QS | 705,000 | 31437-313 | | | | |
| STEINBERG ALAN E & JACQUE | | | | 01/03/1992 | QS | 212,500 | 7821-329 | | | | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|---------|------------|---------------|-------------|--------|------------|-----|--------|-----|
| 1010 | 100 | SINGLE FAMILY | | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| 23-214 | 03/09/2023 | 11 | Window Rplc | 25,000 | | | | 0 |
| | 01/08/2019 | 3 | Renovations | | 01/08/2019 | APK | 100 | 100 |
| | 03/12/2008 | 50 | Meas & List | | | RRC | 100 | 100 |
| 95-126 | 05/01/1995 | 99 | n/a | 25,000 | | | | 100 |
| 1995141 | 04/07/1995 | 99 | n/a | | | | 100 | 100 |

| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|----------|-----|------|-----|------|------------|-----------|
| 100 | S | 16,000 | SC | 1.00 | 100 | 1.00 | 100 | 1.00 | R05 | 1.60 | | 461,880 |

| TOTAL | 16,000 SF | ZONING | R20 | FRNT | 191 | ASSESSED | CURRENT | PREVIOUS |
|-------|---------------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd | SOUTH CHATHAM | NOTE | | | | LAND | 461,900 | 336,800 |
| Inf1 | 100 | | BUILDING | 502,000 | 456,800 | | | |
| Inf2 | 100 | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 963,900 | 793,600 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



| BUILDING | CD | ADJ | DESC | MEASURE | 12/2/2021 | TCK |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 12/2/2021 | EST |
| STYLE | 1 | 0.85 | RANCH [100%] | REVIEW | 12/30/2021 | MR |
| QUALITY | + | 1.20 | PLUS AVE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1950 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|--------------|----|---------------|------|-----|-----|-----------------|-----------------|-------|------|-----------|---------|
| NET AREA | 1,816 | DETAIL ADJ | 0.875 | FOUNDATION | 3 | FOUND WALL | 1.00 | + | BAS | L | BAS AREA | 1,816 | 1950 | 261.37 | 474,643 |
| \$NLA(RCN) | \$321 | OVERALL | 1.000 | EXT. COVER | 1 | WOOD SHINGLE | 1.00 | B | AGR | N | ATTACHED GARAGE | 280 | | 102.21 | 28,618 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | OPA | N | OPEN PORCH | 71 | | 91.32 | 6,484 |
| | | | | ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 | E | WDK | N | WOOD DECK | 569 | | 70.08 | 39,876 |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | F | CRL | N | CRAWL SPACE | 621 | | 29.46 | 18,295 |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | F11 | O | FPL 1S 1OP | 1 | | | 8,972.40 | 8,972 |
| | | | | HEATING/COOL | 9 | WARM/COOL AIR | 1.03 | GEN | O | GENERATOR | 1 | | | 0.00 | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | ODS | O | OUT DOOR SHWR-A | 1 | | | 1,772.40 | 1,772 |

| TOTAL RCN | 583,700 | CONDITION ELEM | CD |
|-----------|---------|----------------|------------|
| | | EXTERIOR | G |
| | | INTERIOR | V |
| | | KITCHEN | V |
| | | BATHS | V |
| | | HEAT | U |
| | | ELECT | U |
| | | EFF.YR/AGE | 2008 / 14 |
| | | COND | 14 14 % |
| | | FUNC | 0 |
| | | ECON | 0 |
| | | DEPR | 14 % GD 86 |
| | | RCNLD | \$502,000 |